



3103 Isla Verde Cir.

JUL 27 2004



NOTICE
This property is for sale.
All items left behind are to be
removed by the owner within
30 days of the sale date.
If not removed, items will be
disposed of at the owner's expense.
Thank you for your cooperation.

JUL 27 2004



JUL 27 2004



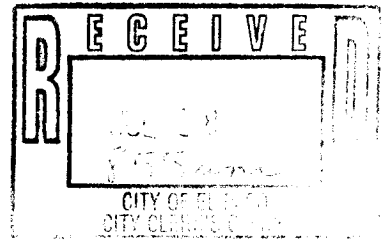
JUL 27 2004



JUL 27 2004



JUL 27 2004



COUNCIL AGENDA ITEM # ____ FOR
TUESDAY, AUGUST 3rd, 2004

BUILDING PERMITS AND INSPECTIONS

MEMORANDUM

Date

TO: The Honorable Mayor and City Council

THROUGH: R. Alan Shubert, P. E. - Building Permits and Inspections Director

FROM: Tom Maguire, Housing Compliance Supervisor

SUBJECT: 3103 Isla Verde Circle (Rep. District #5)

The following is a brief chronology of the investigation of the referenced location:

- 1) First investigated May 2004. The building was found to be open and abandoned and in an advanced state of disrepair. The building has been used as a harborage by unwanted persons.
- 2) A certified condemnation letter was mailed to Aurora Loan Services, Inc., 601 Fifth Avenue, Scottsbluff, Nebraska 69361.
- 3) Certified notices of the public hearing scheduled August 3rd, 2004 were mailed to the owners and all interested parties on July 13th, 2004.
- 4) As of July 28th, 2004, \$3,502.86 are owed in taxes.
- 5) There has been no response from the owner.

The Department recommends that it be found:

- 1) That the main structure and accessory building be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 2) That the buildings are not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 3) That the structure's certificate of occupancy be revoked; and
- 4) That the structure can be repaired; and
- 5) That the main structure be secured within 30 days; and
- 6) That the premises be cleaned of all weeds, trash, and debris within 30 days.

AURORA LOAN SERVICES

June 1, 2004

The City of El Paso
Two Civic Center Plaza
El Paso TX 79901-1196

RE: Code Violation

Aurora Loan Services, Inc. received the enclosed correspondence from you regarding the property at 3103 Isla Verde Cir. We are unable to match the property address to a borrower on our system; therefore, we are returning this correspondence to you. If you can provide us with more information such as: homeowner's name, complete property address or social security number, please resubmit and we will follow up on the issue.

If you have any questions, please contact our Customer Care Representative at the address Above or by calling 800-550-0508.

Sincerely,
Aurora Loan Services, Inc.

JOE WARDY
MAYOR



CITY COUNCIL

SUSAN AUSTIN
DISTRICT NO. 1

ROBERT A. CUSHING Jr.
DISTRICT NO. 2

JOSE ALEXANDRO LOZANO
DISTRICT NO. 3

JOHN COOK
DISTRICT NO. 4

DANIEL S. POWER
DISTRICT NO. 5

PAUL J. ESCOBAR
DISTRICT NO. 6

VIVIAN ROJAS
DISTRICT NO. 7

ANTHONY COBOS
DISTRICT NO. 8

BUILDING PERMITS AND INSPECTIONS
CODE COMPLIANCE
May 25, 2004

Aurora Loan Services, Inc.

Re: 3103 Isla Verde Cir.
Lot: 13
Blk: 1, Playa De Oro Replat A
Zoned: PR2
COD04-06950
Certified Mail Receipt #
7003 2260 0002 9957 0703

To All Owners, Lienholders, and Mortgagees:

An inspection at the above referenced address has revealed that the structure is in violation of the El Paso Municipal Code, Chapter 18.52.030 - Unsafe Structures - Owner Not To Allow Condition To Continue, which states:

It is unlawful for the owner of any building or structure, or part thereof, which has become unsafe and dangerous so as to endanger persons or property, or so as to be a fire hazard by reason of defective construction, overloaded floors, lack of guards against fire, defective condition of the foundations, walls, or parts thereof, or deterioration caused by fire or otherwise, or for any reason, to allow or permit same to remain upon any real estate within the City.

The El Paso Municipal Code Chapter 18.52.040 - unsafe structures - Remedial action by owner or City defines unsafe structure as a structure or part thereof that is:

- a. Dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare; or
- b. Regardless of its structural condition, unoccupied by its owners, lessees or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children; or

3103 Isla Verde Circle

- c. Boarded up, fenced, or otherwise secured in any manner in if:
 - i. The building constitutes a danger to the public even though secured entry, or
 - ii. The means used to secure the building are inadequate to prevent unauthorized entry or use of the building in the manner described by subsection.

The structure located at 3103 Isla Verde Circle has the following violations:

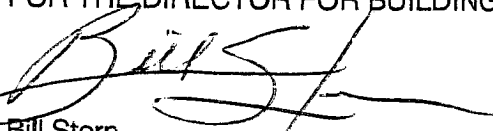
- a. The structure is open and accessible to unauthorized entry.
- b. The premises are full of weeds, trash, and debris.
- c. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter.
- d. This case is being submitted to the City Attorney's office for unsafe structures proceedings. The City Council will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Sec. 18.52.040 of the El Paso Municipal Code.

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Housing Compliance Office of the Building Permits and Inspections, 5th floor, City Hall, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at 541-4800.

FOR THE DIRECTOR FOR BUILDING PERMITS AND INSPECTIONS:


Bill Stern
Building Inspector

BS/rl

7003 2260 0002 9957 0703

Aurora Loan Services, Inc.
601 5th Ave.
Scottsbluff, NE 69361-3553
Re: 3103 Isla Verde Circle

6

NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at 9:00 a.m. on the 3rd day of August, 2004 in the Council Chambers of City Hall, #2 Civic Center Plaza, El Paso, Texas, the City Council of El Paso will hold a public hearing on the question of whether the Building located on the property at 3103 Isla Verde Circle, in El Paso, Texas, which property is more particularly described as:

Lot: 13, Block 1, Playa De Oro Replat A, an Addition to the City of El Paso, El Paso County, Texas, according to the map thereof on File in Book 50, Page 19, Plat Records of El Paso County, Texas

is unsafe and dangerous.

According to the real property records of the County of El Paso, Texas, Aurora Loan Services, Inc., 601 Fifth Avenue, Scottsbluff, Nebraska 69361, is listed as the Owner of the real property described herein.

The Owner of said property is hereby ordered to appear before City Council and any mortgagees, lien holders, and other persons having an interest in said property are entitled to appear before City Council at said date, hour, and place to show cause why said Building should not be declared a nuisance and ordered to be abated; and

The Owner, lien holders, mortgagees, or any other person having an interest in the property are hereby required to submit at the hearing proof of the scope of any work that may be required to bring the building into compliance with Titles 17 and 18 of the code as mandated by Section 18.52.040 of the Municipal Code, and to specify the time it will take to reasonably perform the work.

At the hearing, the owners, lien holders, mortgagees, or any other person having an interest in the property must present to City Council any evidence showing that the structure or part thereof is safe.

All documents such as building plans, specifications, drawings, reports from design professionals and any other required documents must be presented to City Council at this hearing.

The time periods, which govern the completion of work ordered by Council, are outlined in Subsection 18.52.040 (3) pursuant to State law.

If the Owner fails, neglects or refuses to comply with the order of City Council the City may pursue one, or more of the following actions:

CERTIFIED MAIL RECEIPT #7000 0550 0000 7862 0495

- I) the city will perform any and all work needed to bring the property into compliance with this order, at its own expense, but for and on account of the Owner, of said property, the cost of which shall be assessed as a lien against the property and;
- II) assess a civil penalty against the property Owner for failure to repair, remove or demolish said Building in an amount not to exceed \$1000.00 a day for each violation, or \$10 a day if the Owner shows that the property is the Owner's lawful homestead and;
- III) the Owner may be confined in jail as permitted by state law and;
- IV) appoint a receiver as permitted by state law.

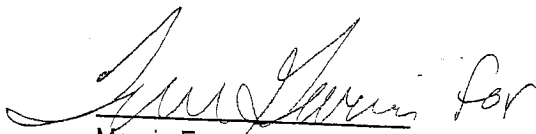
Any civil penalty or assessment imposed will accrue interest at a rate of ten (10) percent a year from the date of the assessment until paid in full; and

That the City Clerk is ordered to provide notice of this hearing to the record Owner and all other persons having an interest in the property as provided by law.


According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Housing Compliance Office of the Building Permits and Inspections, 5th floor, City Hall, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Adopted this 7th day of July, 2004.

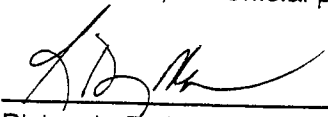
APPROVED AS TO FORM:


Marvin Foust
Assistant City Attorney

APPROVED AS TO CONTENT:


Tom McGuire
Housing Compliance Supervisor

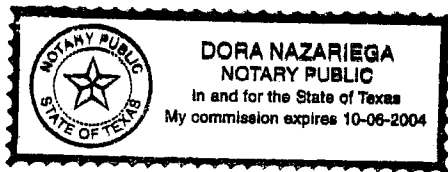
I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice July 7th, 2004 regarding the property located at 3103 Isla Verde Circle, was filed with the County Clerk's Office, the official public records of real property for El Paso County.

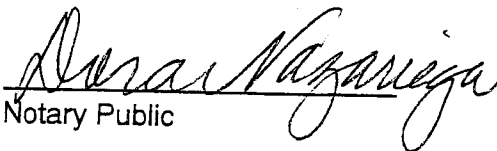

Richarda Duffy Momsen

Executed this 7th day of July, 2004 on behalf of
the City of El Paso, Texas, by Richarda Duffy Momsen in her capacity as City Clerk.

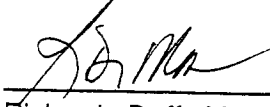
STATE OF TEXAS
COUNTY OF EL PASO

Subscribed and sworn to before me, this 9th day of July, 2004.




Notary Public

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice dated July 7th, 2004 regarding the property located at 3103 Isla Verde Circle, was PUBLISHED in the official City newspaper on the 9th day of July, 2004.


Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice dated July 7th, 2004 regarding the property at 3103 Isla Verde Circle, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Estate of Kirk Thomas Thompson

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated July 7th, 2004 regarding the property at 3103 Isla Verde Circle, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Estate of Kirk Thomas Thompson

3
E

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated July 7th, 2004 regarding the property at 3103 Isla Verde Circle, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Surety Savings Association

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated July 7th, 2004 regarding the property at 3103 Isla Verde Circle, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Aurora Loan Services, Inc.

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated July 7th, 2004 regarding the property at 3103 Isla Verde Circle, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Barrett, Burke, Wilson, Castle, Daffin & Frappier, LLP

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated July 7th, 2004 regarding the property at 3103 Isla Verde Circle, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Barrett, Burke, Wilson, Castle, Daffin & Frappier, LLP

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated July 7th, 2004 regarding the property at 3103 Isla Verde Circle, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Raymond H. Marshall
C/O Surety Savings Association

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated July 7th, 2004 regarding the property at 3103 Isla Verde Circle, was (HAND-DELIVERED) to:

City of El Paso
C/O City Clerk
#2 Civic Center Plaza
El Paso, TX 79901

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated July 7th, 2004 regarding the property at 3103 Isla Verde Circle, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Governor of the Ysleta Del Sur Pueblo Indian Tribe
AKA Tigua Indian Community

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice dated July 7th, 2004 regarding the property at 3103 Isla Verde Circle, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

El Paso Central Appraisal District

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice was POSTED at 3103 Isla Verde Circle, El Paso, Texas.

Date: _____
Time: _____

Inspector



UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: June 9, 2004

REP. DISTRICT: 5

ADDRESS: 3103 Isla Verde Circle

ZONED: PR-2

LEGAL DESCRIPTION: Lot 13, Block 1, Playa De Oro Replat A

OWNER: Aurora Loan Services **ADDRESS:** 601 Fifth Ave., Scottsbluff, Nebraska 69361

BUILDING USE: Open and abandoned single family residence

TYPE OF CONSTRUCTION: V wood frame with stucco

FOOTINGS: Concrete

CONDITION: Good condition

FOUNDATION WALL: N/A

CONDITION:

FLOOR STRUCTURE: Concrete slab on grade

CONDITION: Good

EXTERIOR WALLS: 2 x 4 with sheetrock interior and stucco exterior

HEIGHT: 8'

THICKNESS: 5"

CONDITION: Good

INTERIOR WALLS & CEILINGS: 2 x 4 wood with ½" sheetrock

CONDITION: Good

ROOF STRUCTURE: 2 x 6 wood with ½" sheathing cover in asphalt shingles

CONDITION:

DOORS, WINDOWS, ETC.: Aluminum single hung windows, wood veneer doors

CONDITION: Good

MEANS OF EGRESS: N/A
CONDITION:

PLUMBING: All service systems appear to be in good shape at this time, however, licensed contractors should be hired to access the actual condition.

ELECTRICAL: All service systems appear to be in good shape at this time, however, licensed contractors should be hired to access the actual condition.

MECHANICAL: All service systems appear to be in good shape at this time, however, licensed contractors should be hired to access the actual condition.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: 0

WARNING POSTED: No

BARRICADED: No

POLICE AID REQD.: No

REMARKS: The duplex is in good shape, however, the front door is broken and cannot be locked. I recommend this house be secured and cleaned.


Bill Stern
Building Inspector

SCOTTSLUFF		NE 69361-3553					
ACRES	.0585	PARCEL ADDRESS		3103 ISLA VERDE CIR			
YEAR	GROSS VAL	HOVDFAER	RCVL LEVY	REM LEVY	FEES	PAYMENTS	TOTAL DUE
2003	40859		1235.83	1235.83	441.18	.00	1677.01
2002	40859		1221.30	1221.30	604.55	.00	1825.85
2001	40859		1202.81	11/20/2001		1202.81	.00
2000	41608		1200.06	12/29/2000		1200.06	.00
1999	41609		1193.76	12/28/1999		1193.76	.00
1998	41609		1226.43	01/31/1999		1226.43	.00
1997	41609		1175.92	02/02/1998		1175.92	.00
1996	41609		1202.36	01/31/1999	678.15	1880.51	.00
1995	41610		1179.06	01/31/1999	827.70	2006.76	.00
TOTAL			2457.13	2457.13	1045.73		
LAST PAYOR OWNER					PAGE TOTAL		3502.86
NOTE EXISTS					CUMULATIVE TOTAL		3502.86
MORE YEARS ON NEXT PAGE							